

Fill in this information to identify your case:

United States Bankruptcy Court for the:

SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____ Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Alrose Patchogue, LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and *doing business as* names

3. Debtor's federal Employer Identification Number (EIN) 30-0171546

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

200 East End Avenue, Ste. 12P
New York, NY 10128
Number, Street, City, State & ZIP Code

P.O. Box, Number, Street, City, State & ZIP Code

New York
County

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor
☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other. Specify: _____

Debtor Alrose Patchogue, LLC
Name

Case number (if known) _____

7. Describe debtor's business**A. Check one:**

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?**Check one:**

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. **Check all that apply:**

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☒ No.
☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

- ☒ No
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor	_____	Relationship	_____
District	_____	Case number, if known	_____

Debtor Alrose Patchogue, LLC Case number (if known) _____
Name

11. Why is the case filed in this district? *Check all that apply:*

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.
What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____
Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency _____
Contact name _____
Phone _____

Statistical and administrative information

13. Debtor's estimation of available funds *Check one:*

☒ Funds will be available for distribution to unsecured creditors.

☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors	<input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999	<input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5001-10,000 <input type="checkbox"/> 10,001-25,000	<input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> More than 100,000
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15. Estimated Assets	<input type="checkbox"/> \$0 - \$50,000 <input type="checkbox"/> \$50,001 - \$100,000 <input type="checkbox"/> \$100,001 - \$500,000 <input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$1,000,001 - \$10 million <input checked="" type="checkbox"/> \$10,000,001 - \$50 million <input type="checkbox"/> \$50,000,001 - \$100 million <input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> \$500,000,001 - \$1 billion <input type="checkbox"/> \$1,000,000,001 - \$10 billion <input type="checkbox"/> \$10,000,000,001 - \$50 billion <input type="checkbox"/> More than \$50 billion
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16. Estimated liabilities	<input type="checkbox"/> \$0 - \$50,000 <input type="checkbox"/> \$50,001 - \$100,000 <input type="checkbox"/> \$100,001 - \$500,000 <input type="checkbox"/> \$500,001 - \$1 million	<input checked="" type="checkbox"/> \$1,000,001 - \$10 million <input type="checkbox"/> \$10,000,001 - \$50 million <input type="checkbox"/> \$50,000,001 - \$100 million <input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> \$500,000,001 - \$1 billion <input type="checkbox"/> \$1,000,000,001 - \$10 billion <input type="checkbox"/> \$10,000,000,001 - \$50 billion <input type="checkbox"/> More than \$50 billion
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Debtor Alrose Patchogue, LLC Case number (if known) _____
Name

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 14, 2024
MM / DD / YYYY

X /s/ Penny Hart
Signature of authorized representative of debtor

Penny Hart
Printed name

Title Manager

18. Signature of attorney

X /s/ Dawn Kirby
Signature of attorney for debtor

Date May 14, 2024
MM / DD / YYYY

Dawn Kirby
Printed name

Kirby Aisner & Curley LLP
Firm name

700 Post Road
Suite 237
Scarsdale, NY 10583
Number, Street, City, State & ZIP Code

Contact phone (914) 401-9500 Email address dkirby@kacllp.com

2733004 NY
Bar number and State

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 202

Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- ☐ *Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- ☐ *Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- ☐ *Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- ☐ *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- ☐ *Schedule H: Codebtors* (Official Form 206H)
- ☐ *Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- ☐ Amended Schedule _____
- ☐ *Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- ☐ Other document that requires a declaration _____

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 14, 2024

X /s/ Penny Hart

Signature of individual signing on behalf of debtor

Penny Hart

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC
United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK
Case number (if known): _____

☐ Check if this is an
amended filing

Official Form 204

Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
B&G Contracting 111 Roosevelt Avenue, Suite B Mineola, NY 11501		Trade debt				\$2,820.00
Elite Paving PO Box 414 Islip, NY 11751		Trade debt	Unliquidated			\$13,500.00
Gould Patchogue, LLC 60 Cutter Mill Road, Suite 303 Great Neck, NY 11021		May 2024 Rent				\$144,169.80
Help Cesspool and Sewer LLC 1432 Wantagh Avenue Wantagh, NY 11793		Pending Litigation				\$2,824.24
Toby Cornell c/o Cannon Cochran Management Services, Inc. 550 W Van Buren Street, Suite 1200 Chicago, IL 60607-1609		Tort Claim	Contingent Unliquidated Disputed			\$0.00
US Small Business Administration 2 North Street, Suite 320 Birmingham, AL 35203			Contingent Unliquidated	Unknown	\$0.00	\$0.00

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC
United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK
Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206Sum

Summary of Assets and Liabilities for Non-Individuals

12/15

Part 1: Summary of Assets

1. **Schedule A/B: Assets-Real and Personal Property** (Official Form 206A/B)

1a. **Real property:**

Copy line 88 from *Schedule A/B*..... \$ 10,000,000.00

1b. **Total personal property:**

Copy line 91A from *Schedule A/B*..... \$ 5,901.97

1c. **Total of all property:**

Copy line 92 from *Schedule A/B*..... \$ 10,005,901.97

Part 2: Summary of Liabilities

2. **Schedule D: Creditors Who Have Claims Secured by Property** (Official Form 206D)

Copy the total dollar amount listed in Column A, *Amount of claim*, from line 3 of *Schedule D*..... \$ 5,000,000.00

3. **Schedule E/F: Creditors Who Have Unsecured Claims** (Official Form 206E/F)

3a. **Total claim amounts of priority unsecured claims:**

Copy the total claims from Part 1 from line 5a of *Schedule E/F*..... \$ 0.00

3b. **Total amount of claims of nonpriority amount of unsecured claims:**

Copy the total of the amount of claims from Part 2 from line 5b of *Schedule E/F*..... +\$ 163,314.04

4. **Total liabilities**
Lines 2 + 3a + 3b

\$ 5,163,314.04

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLCUnited States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206A/B

Schedule A/B: Assets - Real and Personal Property

12/15

Disclose all property, real and personal, which the debtor owns or in which the debtor has any other legal, equitable, or future interest. Include all property in which the debtor holds rights and powers exercisable for the debtor's own benefit. Also include assets and properties which have no book value, such as fully depreciated assets or assets that were not capitalized. In Schedule A/B, list any executory contracts or unexpired leases. Also list them on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G).

Be as complete and accurate as possible. If more space is needed, attach a separate sheet to this form. At the top of any pages added, write the debtor's name and case number (if known). Also identify the form and line number to which the additional information applies. If an additional sheet is attached, include the amounts from the attachment in the total for the pertinent part.

For Part 1 through Part 11, list each asset under the appropriate category or attach separate supporting schedules, such as a fixed asset schedule or depreciation schedule, that gives the details for each asset in a particular category. List each asset only once. In valuing the debtor's interest, do not deduct the value of secured claims. See the instructions to understand the terms used in this form.

Part 1: Cash and cash equivalents

1. Does the debtor have any cash or cash equivalents?

- ☐ No. Go to Part 2.
☒ Yes Fill in the information below.

All cash or cash equivalents owned or controlled by the debtor

Current value of debtor's interest

3. Checking, savings, money market, or financial brokerage accounts (Identify all)

Name of institution (bank or brokerage firm)

Type of account

Last 4 digits of account number

3.1. Chase BankChecking8987\$5,901.973.2. Flagstar Bank (formerly Signature Bank)Checking9884\$0.00

4. Other cash equivalents (Identify all)

5. Total of Part 1.

Add lines 2 through 4 (including amounts on any additional sheets). Copy the total to line 80.

\$5,901.97

Part 2: Deposits and Prepayments

6. Does the debtor have any deposits or prepayments?

- ☒ No. Go to Part 3.
☐ Yes Fill in the information below.

Part 3: Accounts receivable

10. Does the debtor have any accounts receivable?

- ☐ No. Go to Part 4.
☒ Yes Fill in the information below.

11. Accounts receivable

Debtor Alrose Patchogue, LLC Case number (If known) _____
Name

11a. 90 days old or less: 0.00 - 0.00 = Unknown
face amount doubtful or uncollectible accounts

11a. 90 days old or less: 0.00 - 0.00 = Unknown
face amount doubtful or uncollectible accounts

12. **Total of Part 3.**

Current value on lines 11a + 11b = line 12. Copy the total to line 82.

\$0.00

Part 4: Investments

13. Does the debtor own any investments?

- ☒ No. Go to Part 5.
☐ Yes Fill in the information below.

Part 5: Inventory, excluding agriculture assets

18. Does the debtor own any inventory (excluding agriculture assets)?

- ☒ No. Go to Part 6.
☐ Yes Fill in the information below.

Part 6: Farming and fishing-related assets (other than titled motor vehicles and land)

27. Does the debtor own or lease any farming and fishing-related assets (other than titled motor vehicles and land)?

- ☒ No. Go to Part 7.
☐ Yes Fill in the information below.

Part 7: Office furniture, fixtures, and equipment; and collectibles

38. Does the debtor own or lease any office furniture, fixtures, equipment, or collectibles?

- ☒ No. Go to Part 8.
☐ Yes Fill in the information below.

Part 8: Machinery, equipment, and vehicles

46. Does the debtor own or lease any machinery, equipment, or vehicles?

- ☒ No. Go to Part 9.
☐ Yes Fill in the information below.

Part 9: Real property

54. Does the debtor own or lease any real property?

- ☐ No. Go to Part 10.
☒ Yes Fill in the information below.

55. Any building, other improved real estate, or land which the debtor owns or in which the debtor has an interest

Description and location of property

Include street address or other description such as Assessor Parcel Number (APN), and type of property (for example, acreage, factory, warehouse, apartment or office building, if available.

Nature and extent of debtor's interest in property

Net book value of debtor's interest
(Where available)

Valuation method used for current value

Current value of debtor's interest

Debtor Alrose Patchogue, LLC Case number (if known) _____
Name

55.1. Ground Lease of:
351-441 North Service
Road, Patchogue, NY
11772 Fee Simple \$0.00 \$10,000,000.00

56. **Total of Part 9.**

Add the current value on lines 55.1 through 55.6 and entries from any additional sheets.
Copy the total to line 88.

\$10,000,000.00

57. **Is a depreciation schedule available for any of the property listed in Part 9?**

☒ No
☐ Yes

58. **Has any of the property listed in Part 9 been appraised by a professional within the last year?**

☒ No
☐ Yes

Part 10: Intangibles and intellectual property

59. **Does the debtor have any interests in intangibles or intellectual property?**

☒ No. Go to Part 11.
☐ Yes Fill in the information below.

Part 11: All other assets

70. **Does the debtor own any other assets that have not yet been reported on this form?**

Include all interests in executory contracts and unexpired leases not previously reported on this form.

☐ No. Go to Part 12.
☒ Yes Fill in the information below.

Current value of
debtor's interest

71. **Notes receivable**

Description (include name of obligor)

72. **Tax refunds and unused net operating losses (NOLs)**

Description (for example, federal, state, local)

73. **Interests in insurance policies or annuities**

74. **Causes of action against third parties (whether or not a lawsuit has been filed)**

75. **Other contingent and unliquidated claims or causes of action of every nature, including counterclaims of the debtor and rights to set off claims**

76. **Trusts, equitable or future interests in property**

77. **Other property of any kind not already listed** Examples: Season tickets, country club membership
Potential claims that are under investigation against Allan Rosenberg, entities owned by him and third parties that received funds for his benefit

Unknown

78. **Total of Part 11.**

Add lines 71 through 77. Copy the total to line 90.

\$0.00

79. **Has any of the property listed in Part 11 been appraised by a professional within the last year?**

Debtor Alrose Patchogue, LLC Case number (If known) _____
Name

- ☒ No
☐ Yes

Debtor Alrose Patchogue, LLC Case number (if known) _____
Name

Part 12: Summary

In Part 12 copy all of the totals from the earlier parts of the form

Type of property	Current value of personal property	Current value of real property
80. Cash, cash equivalents, and financial assets. <i>Copy line 5, Part 1</i>	\$5,901.97	
81. Deposits and prepayments. <i>Copy line 9, Part 2.</i>	\$0.00	
82. Accounts receivable. <i>Copy line 12, Part 3.</i>	\$0.00	
83. Investments. <i>Copy line 17, Part 4.</i>	\$0.00	
84. Inventory. <i>Copy line 23, Part 5.</i>	\$0.00	
85. Farming and fishing-related assets. <i>Copy line 33, Part 6.</i>	\$0.00	
86. Office furniture, fixtures, and equipment; and collectibles. <i>Copy line 43, Part 7.</i>	\$0.00	
87. Machinery, equipment, and vehicles. <i>Copy line 51, Part 8.</i>	\$0.00	
88. Real property. <i>Copy line 56, Part 9.....></i>		\$10,000,000.00
89. Intangibles and intellectual property. <i>Copy line 66, Part 10.</i>	\$0.00	
90. All other assets. <i>Copy line 78, Part 11.</i>	+ \$0.00	
91. Total. Add lines 80 through 90 for each column	\$5,901.97	+ 91b. \$10,000,000.00
92. Total of all property on Schedule A/B. Add lines 91a+91b=92		\$10,005,901.97

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLCUnited States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206D

Schedule D: Creditors Who Have Claims Secured by Property

12/15

Be as complete and accurate as possible.

1. Do any creditors have claims secured by debtor's property?

- ☐ No. Check this box and submit page 1 of this form to the court with debtor's other schedules. Debtor has nothing else to report on this form.
- ☒ Yes. Fill in all of the information below.

Part 1: List Creditors Who Have Secured Claims

2. List in alphabetical order all creditors who have secured claims. If a creditor has more than one secured claim, list the creditor separately for each claim.

		Column A Amount of claim Do not deduct the value of collateral.	Column B Value of collateral that supports this claim	
2.1	Rialto Capital Advisors, LLC Creditor's Name as services for Blackstone 200 S. Biscayne Blvd, Suite 3550 Miami, FL 33131 Creditor's mailing address Creditor's email address, if known Date debt was incurred 11/23/2022 Last 4 digits of account number 0563 Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien Ground Lease of: 351-441 North Service Road, Patchogue, NY 11772 Describe the lien Mortgage Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed	\$5,000,000.00	\$10,000,000.00

2.2	Signature Bank Creditor's Name 68 South Service Road Melville, NY 11747 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien Describe the lien Predecessor in interest to Rialto Capital Advisors LLC Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input type="checkbox"/> Contingent	\$0.00	\$0.00
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Debtor <u>Alrose Patchogue, LLC</u>	Case number (if known) _____
Name	
including this creditor and its relative priority.	<input type="checkbox"/> Unliquidated <input checked="" type="checkbox"/> Disputed

<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">2.3</div> US Small Business Administration Creditor's Name 2 North Street, Suite 320 Birmingham, AL 35203 Creditor's mailing address Creditor's email address, if known Date debt was incurred Last 4 digits of account number Do multiple creditors have an interest in the same property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Specify each creditor, including this creditor and its relative priority.	Describe debtor's property that is subject to a lien _____ Unknown \$0.00 Describe the lien Potential EIDL Loan by former Manager. UCC-1 filed 11/28/2022 Is the creditor an insider or related party? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Is anyone else liable on this claim? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. Fill out <i>Schedule H: Codebtors</i> (Official Form 206H) As of the petition filing date, the claim is: Check all that apply <input checked="" type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed
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3. Total of the dollar amounts from Part 1, Column A, including the amounts from the Additional Page, if any.	\$5,000,000.00
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Part 2: List Others to Be Notified for a Debt Already Listed in Part 1

List in alphabetical order any others who must be notified for a debt already listed in Part 1. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for secured creditors.

If no others need to be notified for the debts listed in Part 1, do not fill out or submit this page. If additional pages are needed, copy this page.

Name and address	On which line in Part 1 did you enter the related creditor?	Last 4 digits of account number for this entity
US Small Business Administration Office of General Counsel - NY District Office Attn: Jeffrey H. Schervone, Esq., Attorney Advisor 26 Federal Plaza, Suite 3100 New York, NY 10278	Line <u>2.3</u>	

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLCUnited States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206E/F

Schedule E/F: Creditors Who Have Unsecured Claims

12/15

Be as complete and accurate as possible. Use Part 1 for creditors with PRIORITY unsecured claims and Part 2 for creditors with NONPRIORITY unsecured claims. List the other party to any executory contracts or unexpired leases that could result in a claim. Also list executory contracts on *Schedule A/B: Assets - Real and Personal Property* (Official Form 206A/B) and on *Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G). Number the entries in Parts 1 and 2 in the boxes on the left. If more space is needed for Part 1 or Part 2, fill out and attach the Additional Page of that Part included in this form.

Part 1: List All Creditors with PRIORITY Unsecured Claims

1. Do any creditors have priority unsecured claims? (See 11 U.S.C. § 507).

☒ No. Go to Part 2.☐ Yes. Go to line 2.**Part 2: List All Creditors with NONPRIORITY Unsecured Claims**

3. List in alphabetical order all of the creditors with nonpriority unsecured claims. If the debtor has more than 6 creditors with nonpriority unsecured claims, fill out and attach the Additional Page of Part 2.

		Amount of claim
3.1	Nonpriority creditor's name and mailing address B&G Contracting 111 Roosevelt Avenue, Suite B Mineola, NY 11501 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <u>\$2,820.00</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Trade debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.2	Nonpriority creditor's name and mailing address Elite Paving PO Box 414 Islip, NY 11751 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <u>\$13,500.00</u> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Trade debt</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.3	Nonpriority creditor's name and mailing address Gould Patchogue, LLC 60 Cutter Mill Road, Suite 303 Great Neck, NY 11021 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <u>\$144,169.80</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>May 2024 Rent</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.4	Nonpriority creditor's name and mailing address Help Cesspool and Sewer LLC 1432 Wantagh Avenue Wantagh, NY 11793 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <u>\$2,824.24</u> <input type="checkbox"/> Contingent <input type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Pending Litigation</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
3.5	Nonpriority creditor's name and mailing address PSEG 80 Park Place Newark, NJ 07102 Date(s) debt was incurred _____ Last 4 digits of account number _____	As of the petition filing date, the claim is: <i>Check all that apply.</i> <u>\$0.00</u> <input type="checkbox"/> Contingent <input checked="" type="checkbox"/> Unliquidated <input type="checkbox"/> Disputed Basis for the claim: <u>Utilities</u> Is the claim subject to offset? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

Debtor Alrose Patchogue, LLC Case number (if known) _____

Name

3.6 Nonpriority creditor's name and mailing address As of the petition filing date, the claim is: *Check all that apply.* Unknown
 Toby Cornell
 c/o Cannon Cochran Management Services,
 Inc.
 550 W Van Buren Street, Suite 1200
 Chicago, IL 60607-1609
 Date(s) debt was incurred DOL: 1/14/2024
 Last 4 digits of account number _____

☒ Contingent
☒ Unliquidated
☒ Disputed

Basis for the claim: Tort Claim

Is the claim subject to offset? ☐ No ☒ Yes

Part 3: List Others to Be Notified About Unsecured Claims

4. List in alphabetical order any others who must be notified for claims listed in Parts 1 and 2. Examples of entities that may be listed are collection agencies, assignees of claims listed above, and attorneys for unsecured creditors.

If no others need to be notified for the debts listed in Parts 1 and 2, do not fill out or submit this page. If additional pages are needed, copy the next page.

	Name and mailing address	On which line in Part1 or Part 2 is the related creditor (if any) listed?	Last 4 digits of account number, if any
4.1	Harry Block, Esq. 250 Park Avenue, Floor 7 New York, NY 10177	Line <u>3.4</u>	—
		<input type="checkbox"/> Not listed. Explain _____	

Part 4: Total Amounts of the Priority and Nonpriority Unsecured Claims

5. Add the amounts of priority and nonpriority unsecured claims.

5a. Total claims from Part 1

5b. Total claims from Part 2

5c. Total of Parts 1 and 2

Lines 5a + 5b = 5c.

Total of claim amounts	
5a.	\$ <u>0.00</u>
5b. +	\$ <u>163,314.04</u>
5c.	\$ <u>163,314.04</u>

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206G

Schedule G: Executory Contracts and Unexpired Leases

12/15

Be as complete and accurate as possible. If more space is needed, copy and attach the additional page, number the entries consecutively.

1. Does the debtor have any executory contracts or unexpired leases?

☐ No. Check this box and file this form with the debtor's other schedules. There is nothing else to report on this form.

☒ Yes. Fill in all of the information below even if the contacts of leases are listed on *Schedule A/B: Assets - Real and Personal* (Official Form 206A/B).

Property

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.1. State what the contract or lease is for and the nature of the debtor's interest

Commercial Sublease of approximately 1,080 square foot commercial unit located at: 361 Sunrise Highway, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

351 Sunrise Hwy Patchogue 11772, Inc.
d/b/a T-Mobile
T-Mobile US Inc.
One Park Avenue, 14th Floor
Attn: John Tarleton
New York, NY 10016

2.2. State what the contract or lease is for and the nature of the debtor's interest

Commercial Sublease of approximately _____ square foot commercial space located at: 367 Sunrise Highway, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

Aldi Inc. (New York)
295 Rye Street
Attn: Director of Real Estate
South Windsor, CT 06074

2.3. State what the contract or lease is for and the nature of the debtor's interest

Commercial Sublease of approximately 3,271 square foot free-standing building located at: 441 Sunrise Highway, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

Blinds to Go (U.S.) Inc.
3510 St. Joseph Boulevard East
Montreal, Quebec H1X 1W6

Debtor 1 Alrose Patchogue, LLC
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.4. State what the contract or lease is for and the nature of the debtor's interest Fire Alarm Monitoring

State the term remaining

List the contract number of any government contract _____

Budd-Morgan Central Station Alarm Co.
PO Box 878
Bellmore, NY 11710

2.5. State what the contract or lease is for and the nature of the debtor's interest Commercial Sublease of approximately 2,912 square foot commercial space located at: 367 N Service Road, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

Chipotle Mexican Grill of Colorado, LLC
1401 Wynkoop Street, Suite 500
Denver, CO 80202

2.6. State what the contract or lease is for and the nature of the debtor's interest Commercial Sublease of approximately 4,000 square foot unit located at: 367 Sunrise Highway, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

Doherty Breads Long Island, LLC
c/b/a Panera Bread
c/o Niles, Barton & Wilmer LLP
111 S Calvert Street, Suite 1400

Baltimore, MD 21202

2.7. State what the contract or lease is for and the nature of the debtor's interest Waverly Plaza Shopping Center (Over-landlord)

State the term remaining

List the contract number of any government contract _____

Gould Patchogue LLC
60 Cutter Mill Road, Suite 303
Great Neck, NY 11021

2.8. State what the contract or lease is for and the nature of the debtor's interest Commercial Sublease of approximately 98,00 square foot retail unit located at: 425 Sunrise Highway, Patchogue NY 11772

State the term remaining

List the contract number of any government contract _____

Pep Boys - Manny, Moe & Jack of Delaware
Attn: Senior Counsel
3111 West Allegheny Avenue
Philadelphia, PA 19132

Debtor 1 Alrose Patchogue, LLC
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.9.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 15,550 square foot unit located at: 401 Sunrise Highway, Patchogue NY 11772	
	State the term remaining		Petco Animal Supplies, Inc. c/o Property Manager 9125 Rehco Road San Diego, CA 92121-2270
	List the contract number of any government contract		
2.10.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 12,450 square foot commercial unit located at: 397 N Service Road, Patchogue NY 11772	
	State the term remaining		Rite Aid/Genovese Drug Stores, Inc. 80 Marcus Drive Melville, NY 11747
	List the contract number of any government contract		
2.11.	State what the contract or lease is for and the nature of the debtor's interest	Snow Removal Services for the 2023-2024 Snow Season	
	State the term remaining	11/1/2023-4/30/2024	Snow XNY PO Box 414 Islip, NY 11751
	List the contract number of any government contract		
2.12.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 1,848 square foot free-standing building located at: 371 N. Service Road, Patchogue NY 11772	
	State the term remaining		Starbucks Corporation Attn: Property Management Department Starbucks Store #13631 2401 Utah Avenue South, Suite 800 Seattle, WA 98134
	List the contract number of any government contract		

Debtor 1 Alrose Patchogue, LLC
First Name Middle Name Last Name

Case number (if known) _____

Additional Page if You Have More Contracts or Leases

2. List all contracts and unexpired leases

State the name and mailing address for all other parties with whom the debtor has an executory contract or unexpired lease

2.13.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 3,120 square foot commercial unit located at: 351 Sunrise Highway N Service Road, Patchogue NY 11772	
	State the term remaining		
	List the contract number of any government contract		Visionary Properties, Inc.(Vision Works) 175 E. Houston Street San Antonio, TX 78205
2.14.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 3,271 square foot free-standing building located at: 361 Sunrise Highway, Patchogue NY 11772	
	State the term remaining		
	List the contract number of any government contract		Webster Bank FKA - Astoria Federal Savings Bank One Astoria Bank Plaza New Hyde Park, NY 11042
2.15.	State what the contract or lease is for and the nature of the debtor's interest	Commercial Sublease of approximately 7,872 square foot premises located at Waverly Plaza, 405 Sunrise Highway, Patchogue NY 11772	
	State the term remaining		
	List the contract number of any government contract		West Marine Products, Inc. Attn: Real Estate Department 500 Westridge Drive Watsonville, CA 95076

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 206H
Schedule H: Your Codebtors

12/15

Be as complete and accurate as possible. If more space is needed, copy the Additional Page, numbering the entries consecutively. Attach the Additional Page to this page.

1. Do you have any codebtors?

- ☐ No. Check this box and submit this form to the court with the debtor's other schedules. Nothing else needs to be reported on this form.
☒ Yes

2. In Column 1, list as codebtors all of the people or entities who are also liable for any debts listed by the debtor in the schedules of creditors, Schedules D-G. Include all guarantors and co-obligors. In Column 2, identify the creditor to whom the debt is owed and each schedule on which the creditor is listed. If the codebtor is liable on a debt to more than one creditor, list each creditor separately in Column 2.

Column 1: Codebtor

Column 2: Creditor

Name		Mailing Address	Name	Check all schedules that apply:
2.16	Allen Rosenberg	91 Woodmere Blvd S.	Rialto Capital	<input checked="" type="checkbox"/> D <u>2.1</u>
		Woodmere, NY 11598	Advisors, LLC	<input type="checkbox"/> E/F _____ <input type="checkbox"/> G _____

Fill in this information to identify the case:

Debtor name Alrose Patchogue, LLC

United States Bankruptcy Court for the: SOUTHERN DISTRICT OF NEW YORK

Case number (if known) _____

☐ Check if this is an amended filing

Official Form 207

Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy

04/22

The debtor must answer every question. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and case number (if known).

Part 1: Income

1. Gross revenue from business

☐ None.

Identify the beginning and ending dates of the debtor's fiscal year, which may be a calendar year

From the beginning of the fiscal year to filing date:
From 01/01/2024 to Filing Date

Sources of revenue
Check all that apply

☒ Operating a business

☐ Other _____

Gross revenue
(before deductions and exclusions)

\$1,000,000.00

For prior year:
From 01/01/2023 to 12/31/2023

☒ Operating a business

☐ Other _____

\$3,046,327.46

For year before that:
From 01/01/2022 to 12/31/2022

☒ Operating a business

☐ Other _____

\$639,440.00

2. Non-business revenue

Include revenue regardless of whether that revenue is taxable. *Non-business income* may include interest, dividends, money collected from lawsuits, and royalties. List each source and the gross revenue for each separately. Do not include revenue listed in line 1.

☒ None.

Description of sources of revenue

Gross revenue from each source
(before deductions and exclusions)

Part 2: List Certain Transfers Made Before Filing for Bankruptcy

3. Certain payments or transfers to creditors within 90 days before filing this case

List payments or transfers—including expense reimbursements—to any creditor, other than regular employee compensation, within 90 days before filing this case unless the aggregate value of all property transferred to that creditor is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.)

☒ None.

Creditor's Name and Address

Dates

Total amount of value

Reasons for payment or transfer
Check all that apply

4. Payments or other transfers of property made within 1 year before filing this case that benefited any insider

List payments or transfers, including expense reimbursements, made within 1 year before filing this case on debts owed to an insider or guaranteed or cosigned by an insider unless the aggregate value of all property transferred to or for the benefit of the insider is less than \$7,575. (This amount may be adjusted on 4/01/25 and every 3 years after that with respect to cases filed on or after the date of adjustment.) Do not include any payments

Debtor Alrose Patchogue, LLC

Case number (if known) _____

listed in line 3. *Insiders* include officers, directors, and anyone in control of a corporate debtor and their relatives; general partners of a partnership debtor and their relatives; affiliates of the debtor and insiders of such affiliates; and any managing agent of the debtor. 11 U.S.C. § 101(31).

☐ None.

Insider's name and address Relationship to debtor	Dates	Total amount of value	Reasons for payment or transfer
4.1. Dagny Management Group	10/24/2023 \$16,013.42; 11/3/2023 \$7,723.98; 12/1/2023 \$15,447.96; 12/29/2023 \$7,723.98; 1/5/2024 \$68.88; 2/1/2024 \$7,723.98; 3/1/2024 \$7,723.98; 4/1/2024 \$7,723.98; 5/1/2024 \$7,723.98	\$77,874.14	Management Fees
4.2. Penny Hart 200 East End Ave, Apt. 12P New York, NY 10128 Managing Member	10/21/2023 \$100.00; 12/16/2023 \$2,000; 1/22/2024 \$2,000; 2/9/2024 \$20,000; 3/6/2024 \$75,879.75; 3/14/2024 \$30,371.00; 3/28/2024 \$21.67; 4/22/2024 \$4,372.75	\$134,745.17	Loan Repayments
4.3. Alrose 32 LLC	2/14/2024 \$70,308.00	\$70,308.00	Check Deposited in Wrong Account
4.4. Shemon Singer 5318 New Utrecht Avenue Brooklyn, NY 11219	2/9/2024 \$20,000; 3/6/2024 \$50,000; 3/14/2024 \$30,371.00; 4/22/2024 \$4,372.75	\$104,743.75	Loan Repayments
4.5. Allen Rosenberg 91 Woodmere Blvd S Woodmere, NY 11598 Former Member		Unknown	
4.6. Allen Rosenberg, entities owned by him a third party beneficiaries who received funds for his benefit	Under investigation	Unknown	

Debtor Alrose Patchogue, LLC

Case number (if known) _____

5. Repossessions, foreclosures, and returns

List all property of the debtor that was obtained by a creditor within 1 year before filing this case, including property repossessed by a creditor, sold at a foreclosure sale, transferred by a deed in lieu of foreclosure, or returned to the seller. Do not include property listed in line 6.

☒ None

Creditor's name and address	Describe of the Property	Date	Value of property
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6. Setoffs

List any creditor, including a bank or financial institution, that within 90 days before filing this case set off or otherwise took anything from an account of the debtor without permission or refused to make a payment at the debtor's direction from an account of the debtor because the debtor owed a debt.

☒ None

Creditor's name and address	Description of the action creditor took	Date action was taken	Amount
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Part 3: Legal Actions or Assignments**7. Legal actions, administrative proceedings, court actions, executions, attachments, or governmental audits**

List the legal actions, proceedings, investigations, arbitrations, mediations, and audits by federal or state agencies in which the debtor was involved in any capacity—within 1 year before filing this case.

☐ None.

Case title Case number	Nature of case	Court or agency's name and address	Status of case
7.1. Help Cesspool and Sewer LLC v. Alrose Patchogue LLC 602718/24	Collection	Supreme Court of the State of New York County of Nassau	<input checked="" type="checkbox"/> Pending <input type="checkbox"/> On appeal <input type="checkbox"/> Concluded

8. Assignments and receivership

List any property in the hands of an assignee for the benefit of creditors during the 120 days before filing this case and any property in the hands of a receiver, custodian, or other court-appointed officer within 1 year before filing this case.

☒ None**Part 4: Certain Gifts and Charitable Contributions****9. List all gifts or charitable contributions the debtor gave to a recipient within 2 years before filing this case unless the aggregate value of the gifts to that recipient is less than \$1,000**☒ None

Recipient's name and address	Description of the gifts or contributions	Dates given	Value
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Part 5: Certain Losses**10. All losses from fire, theft, or other casualty within 1 year before filing this case.**☒ None

Description of the property lost and how the loss occurred	Amount of payments received for the loss If you have received payments to cover the loss, for example, from insurance, government compensation, or tort liability, list the total received. List unpaid claims on Official Form 106A/B (Schedule A/B: Assets – Real and Personal Property).	Dates of loss	Value of property lost
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Part 6: Certain Payments or Transfers**11. Payments related to bankruptcy**

Debtor Alrose Patchogue, LLC

Case number (if known) _____

List any payments of money or other transfers of property made by the debtor or person acting on behalf of the debtor within 1 year before the filing of this case to another person or entity, including attorneys, that the debtor consulted about debt consolidation or restructuring, seeking bankruptcy relief, or filing a bankruptcy case.

☐ None.

Who was paid or who received the transfer? Address	If not money, describe any property transferred	Dates	Total amount or value
11.1. Kirby Aisner & Curley LLP 700 Post Road, Suite 237 Scarsdale, NY 10583		\$10,000 paid by Penny Hart (Manager) on 3/26/2024 and \$25,000 paid by the Debtor on 5/6/2024	\$35,000.00
Email or website address <u>www.kacllp.com</u>			
Who made the payment, if not debtor? Penny Hart (\$10,000)			

12. Self-settled trusts of which the debtor is a beneficiary

List any payments or transfers of property made by the debtor or a person acting on behalf of the debtor within 10 years before the filing of this case to a self-settled trust or similar device.

Do not include transfers already listed on this statement.

☒ None.

Name of trust or device	Describe any property transferred	Dates transfers were made	Total amount or value
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13. Transfers not already listed on this statement

List any transfers of money or other property by sale, trade, or any other means made by the debtor or a person acting on behalf of the debtor within 2 years before the filing of this case to another person, other than property transferred in the ordinary course of business or financial affairs. Include both outright transfers and transfers made as security. Do not include gifts or transfers previously listed on this statement.

☒ None.

Who received transfer? Address	Description of property transferred or payments received or debts paid in exchange	Date transfer was made	Total amount or value
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Part 7: Previous Locations**14. Previous addresses**

List all previous addresses used by the debtor within 3 years before filing this case and the dates the addresses were used.

☐ Does not apply

Address	Dates of occupancy From-To
14.1. 30 East 38th Street New York, NY 10016	

Part 8: Health Care Bankruptcies**15. Health Care bankruptcies**

Is the debtor primarily engaged in offering services and facilities for:

- diagnosing or treating injury, deformity, or disease, or
- providing any surgical, psychiatric, drug treatment, or obstetric care?

Debtor Alrose Patchogue, LLC

Case number (if known) _____

- ☒ No. Go to Part 9.
☐ Yes. Fill in the information below.

Facility name and address

Nature of the business operation, including type of services
the debtor providesIf debtor provides
meals and housing,
number of patients in
debtor's care**Part 9: Personally Identifiable Information****16. Does the debtor collect and retain personally identifiable information of customers?**

- ☒ No.
☐ Yes. State the nature of the information collected and retained.

17. Within 6 years before filing this case, have any employees of the debtor been participants in any ERISA, 401(k), 403(b), or other pension or profit-sharing plan made available by the debtor as an employee benefit?

- ☒ No. Go to Part 10.
☐ Yes. Does the debtor serve as plan administrator?

Part 10: Certain Financial Accounts, Safe Deposit Boxes, and Storage Units**18. Closed financial accounts**

Within 1 year before filing this case, were any financial accounts or instruments held in the debtor's name, or for the debtor's benefit, closed, sold, moved, or transferred?

Include checking, savings, money market, or other financial accounts; certificates of deposit; and shares in banks, credit unions, brokerage houses, cooperatives, associations, and other financial institutions.

☐ NoneFinancial Institution name and
AddressLast 4 digits of
account numberType of account or
instrumentDate account was
closed, sold,
moved, or
transferredLast balance
before closing or
transfer

18.1. Signature Bank

XXXX-

- ☒ Checking
☐ Savings
☐ Money Market
☐ Brokerage
☐ Other__

\$0.00

19. Safe deposit boxes

List any safe deposit box or other depository for securities, cash, or other valuables the debtor now has or did have within 1 year before filing this case.

☒ None

Depository institution name and address

Names of anyone with
access to it
Address

Description of the contents

Does debtor
still have it?**20. Off-premises storage**

List any property kept in storage units or warehouses within 1 year before filing this case. Do not include facilities that are in a part of a building in which the debtor does business.

☒ None

Facility name and address

Names of anyone with
access to it

Description of the contents

Does debtor
still have it?**Part 11: Property the Debtor Holds or Controls That the Debtor Does Not Own****21. Property held for another**

List any property that the debtor holds or controls that another entity owns. Include any property borrowed from, being stored for, or held in trust. Do not list leased or rented property.

☐ None

Debtor Alrose Patchogue, LLC

Case number (if known) _____

Owner's name and address	Location of the property	Describe the property	Value
T-Mobile		Security Deposit	\$11,000.00

Part 12: Details About Environment Information

For the purpose of Part 12, the following definitions apply:

Environmental law means any statute or governmental regulation that concerns pollution, contamination, or hazardous material, regardless of the medium affected (air, land, water, or any other medium).

Site means any location, facility, or property, including disposal sites, that the debtor now owns, operates, or utilizes or that the debtor formerly owned, operated, or utilized.

Hazardous material means anything that an environmental law defines as hazardous or toxic, or describes as a pollutant, contaminant, or a similarly harmful substance.

Report all notices, releases, and proceedings known, regardless of when they occurred.**22. Has the debtor been a party in any judicial or administrative proceeding under any environmental law?** Include settlements and orders.

- ☒ No.
☐ Yes. Provide details below.

Case title Case number	Court or agency name and address	Nature of the case	Status of case
---------------------------	-------------------------------------	--------------------	----------------

23. Has any governmental unit otherwise notified the debtor that the debtor may be liable or potentially liable under or in violation of an environmental law?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	---------------------------------------	-----------------------------	----------------

24. Has the debtor notified any governmental unit of any release of hazardous material?

- ☒ No.
☐ Yes. Provide details below.

Site name and address	Governmental unit name and address	Environmental law, if known	Date of notice
-----------------------	---------------------------------------	-----------------------------	----------------

Part 13: Details About the Debtor's Business or Connections to Any Business**25. Other businesses in which the debtor has or has had an interest**

List any business for which the debtor was an owner, partner, member, or otherwise a person in control within 6 years before filing this case. Include this information even if already listed in the Schedules.

- ☒ None

Business name address	Describe the nature of the business	Employer Identification number Do not include Social Security number or ITIN. Dates business existed
-----------------------	-------------------------------------	--

26. Books, records, and financial statements

26a. List all accountants and bookkeepers who maintained the debtor's books and records within 2 years before filing this case.

- ☐ None

Name and address	Date of service From-To
26a.1. Rosen Kuslansky, CPA, P.C. 7 Penn Plaza, Suite 1700 New York, NY 10001	Terminated 2023

Debtor Alrose Patchogue, LLC

Case number (if known) _____

Name and address**Date of service
From-To**

26a.2. PKF O'Connor Davies
Larry Maietta
500 Mamaroneck Ave
Harrison, NY 10528

2023 to Present

26b. List all firms or individuals who have audited, compiled, or reviewed debtor's books of account and records or prepared a financial statement within 2 years before filing this case.

☒ None

26c. List all firms or individuals who were in possession of the debtor's books of account and records when this case is filed.

☒ None**Name and address****If any books of account and records are
unavailable, explain why**

26d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom the debtor issued a financial statement within 2 years before filing this case.

☒ None**Name and address****27. Inventories**

Have any inventories of the debtor's property been taken within 2 years before filing this case?

☒ No☐ Yes. Give the details about the two most recent inventories.**Name of the person who supervised the taking of the
inventory****Date of inventory****The dollar amount and basis (cost, market,
or other basis) of each inventory**

28. List the debtor's officers, directors, managing members, general partners, members in control, controlling shareholders, or other people in control of the debtor at the time of the filing of this case.

Name	Address	Position and nature of any interest	% of interest, if any
Penny Hart	200 East End Ave, Apt 12P New York, NY 10128	Manager, Member	19.40%
Name	Address	Position and nature of any interest	% of interest, if any
Allen Rosenberg	91 Woodmere Blvd S. Woodmere, NY 11598	Former Manager, Member	43.44%
Name	Address	Position and nature of any interest	% of interest, if any
Andrew Glass	799 Broadway New York, NY 10003	Member	5.25%
Name	Address	Position and nature of any interest	% of interest, if any
Paul and Judy Czeladnicki	29 Clipper Drive Northport, NY 11768	Member	11.81%
Name	Address	Position and nature of any interest	% of interest, if any
Paul and Neila Plessner	155 Noye Lane Woodmere, NY 11598	Member	4.10%

Debtor Alrose Patchogue, LLC

Case number (if known) _____

Name	Address	Position and nature of any interest	% of interest, if any
Shemon Singer	5318 New Utrecht Avenue Brooklyn, NY 11219	Member	16.0%

29. Within 1 year before the filing of this case, did the debtor have officers, directors, managing members, general partners, members in control of the debtor, or shareholders in control of the debtor who no longer hold these positions?

- ☐ No
☒ Yes. Identify below.

Name	Address	Position and nature of any interest	Period during which position or interest was held
Allen Rosenberg	91 Woodmere Blvd South Woodmere, NY 11598	43.44%	

30. **Payments, distributions, or withdrawals credited or given to insiders**

Within 1 year before filing this case, did the debtor provide an insider with value in any form, including salary, other compensation, draws, bonuses, loans, credits on loans, stock redemptions, and options exercised?

- ☐ No
☒ Yes. Identify below.

Name and address of recipient	Amount of money or description and value of property	Dates	Reason for providing the value
30.1 Allen Rosenberg	potential funds transferred to Allen Rosenberg entities owned by him and/or to third party for his benefit	unknown	
Relationship to debtor Former Manager			

31. Within 6 years before filing this case, has the debtor been a member of any consolidated group for tax purposes?

- ☒ No
☐ Yes. Identify below.

Name of the parent corporation	Employer Identification number of the parent corporation

32. Within 6 years before filing this case, has the debtor as an employer been responsible for contributing to a pension fund?

- ☒ No
☐ Yes. Identify below.

Name of the pension fund	Employer Identification number of the pension fund

Debtor Alrose Patchogue, LLC

Case number (if known) _____

Part 14: Signature and Declaration

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

I have examined the information in this *Statement of Financial Affairs* and any attachments and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on May 14, 2024

/s/ Penny Hart

Signature of individual signing on behalf of the debtor

Penny Hart

Printed name

Position or relationship to debtor Manager

Are additional pages to *Statement of Financial Affairs for Non-Individuals Filing for Bankruptcy* (Official Form 207) attached?

☒ No

☐ Yes

**United States Bankruptcy Court
Southern District of New York**

In re Alrose Patchogue, LLC

Debtor(s)

Case No.

Chapter

11

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with rule 1007(a)(3) for filing in this Chapter 11 Case

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
Allen Rosenberg 91 Woodmere Blvd S. Woodmere, NY 11598			43.44%
Andrew Glass 799 Broadway New York, NY 10003			5.25%
Paul and Judy Czeladnicki 29 Clipper Drive Northport, NY 11768			11.81%
Paul and Neila Plesser 155 Noye Lane Woodmere, NY 11598			4.10%
Penny Hart 200 East End Ave, Apt. 12P New York, NY 10128			19.40%
Shemon Singer 5318 New Utrecht Avenue Brooklyn, NY 11219			16.0%

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the Manager of the corporation named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date May 14, 2024

Signature /s/ Penny Hart

Penny Hart

*Penalty for making a false statement of concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both.
18 U.S.C. §§ 152 and 3571.*

B2030 (Form 2030) (12/15)

United States Bankruptcy Court
Southern District of New York

In re Alrose Patchogue, LLC

Debtor(s)

Case No.

Chapter

11

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)

1. Pursuant to 11 U.S.C. § 329(a) and Fed. Bankr. P. 2016(b), I certify that I am the attorney for the above named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

☐ **FLAT FEE**

For legal services, I have agreed to accept \$ _____

Prior to the filing of this statement I have received \$ _____

Balance Due \$ _____

☒ **RETAINER**

For legal services, I have agreed to accept and received a retainer of \$ 35,000.00

The undersigned shall bill against the retainer at an hourly rate of \$ 575.00

[Or attach firm hourly rate schedule.] Debtor(s) have agreed to pay all Court approved fees and expenses exceeding the amount of the retainer.

2. The source of the compensation paid to me was:

☐ Debtor ☒ Other (specify): \$10,000 by Penny Hart (Manager) and \$25,000 by Debtor

3. The source of compensation to be paid to me is:

☒ Debtor ☐ Other (specify):

4. ☒ I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

☐ I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. [Other provisions as needed]
 - a. To give advice to the Debtor with respect to its powers and duties as Debtor in Possession and the continued management of its property and affairs.
 - b. To negotiate with creditors of the Debtor and work out a plan of reorganization and take the necessary legal steps in order to effectuate such a plan including, if need be, negotiations with the creditors and other parties in interest.
 - c. To prepare the necessary answers, orders, reports and other legal papers required for the Debtor's protection from its creditors under Chapter 11 of the Bankruptcy Code.
 - d. To appear before the Bankruptcy Court to protect the interest of the Debtor and to represent the Debtor in all matters pending before the Court.
 - e. To attend meetings and negotiate with representatives of creditors and other parties in interest.
 - f. To advise the Debtor in connection with any potential sale of the business.
 - g. To represent the Debtor in connection with obtaining post-petition financing, if necessary.
 - h. To take any necessary action to obtain approval of a disclosure statement and confirmation of a plan of reorganization.
 - i. To perform all other legal services for the Debtor which may be necessary for the preservation of the Debtors estate and to promote the best interests of the Debtor, its creditors and it

6. By agreement with the debtor(s), the above-disclosed fee does not include the following service:

Representation in an Adversary Proceeding, subject to further agreement with the Debtor.

In re Alrose Patchogue, LLC
Debtor(s)

Case No. _____

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR(S)
(Continuation Sheet)

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

May 14, 2024

Date

/s/ Dawn Kirby

Dawn Kirby

Signature of Attorney

Kirby Aisner & Curley LLP

700 Post Road

Suite 237

Scarsdale, NY 10583

(914) 401-9500 Fax:

dkirby@kacllp.com

Name of law firm

**United States Bankruptcy Court
Southern District of New York**

In re	<u>Alrose Patchogue, LLC</u>	Case No.	<u> </u>
	Debtor(s)	Chapter	<u>11</u>

VERIFICATION OF CREDITOR MATRIX

I, the Manager of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date:	<u>May 14, 2024</u>	<u>/s/ Penny Hart</u>
		Penny Hart/Manager
		Signer/Title

351 Sunrise Hwy Patchogue 11772, Inc.
Attn: John Tarlelon
d/b/a T-Mobile T-Mobile US Inc. One Park
New York, NY 10016

Aldi Inc. (New York)
Attn: Director of Real Estate
295 Rye Street
South Windsor, CT 06074

Allen Rosenberg
91 Woodmere Blvd S.
Woodmere, NY 11598

Allen Rosenberg
3 Station Plaza
Woodmere, NY 11598

Allen Rosenberg
Attn: Thomas Butler, Esq.
c/o White and Williams LLP 7 Times Squar
New York, NY 10036-6524

B&G Contracting
111 Roosevelt Avenue, Suite B
Mineola, NY 11501

Blinds to Go (U.S.) Inc.
3510 St. Joseph Boulevard East
Montreal, Quebec H1X 1W6

Budd-Morgan Central Station Alarm Co.
PO Box 878
Bellmore, NY 11710

Chipotle Mexican Grill of Colorado, LLC
1401 Wynkoop Street, Suite 500
Denver, CO 80202

Doherty Breads Long Island, LLC
c/b/a Panera Bread
c/o Niles, Barton & Wilmer LLP 111 S Cal
Baltimore, MD 21202

Elite Paving
PO Box 414
Islip, NY 11751

Gould Patchogue LLC
60 Cutter Mill Road, Suite 303
Great Neck, NY 11021

Gould Patchogue, LLC
60 Cutter Mill Road, Suite 303
Great Neck, NY 11021

Harry Block, Esq.
250 Park Avenue, Floor 7
New York, NY 10177

Help Cesspool and Sewer LLC
1432 Wantagh Avenue
Wantagh, NY 11793

Pep Boys - Manny, Moe & Jack of Delaware
Attn: Senior Counsel
3111 West Allegheny Avenue
Philadelphia, PA 19132

Petco Animal Supplies, Inc.
c/o Property Manager 9125 Rehco Road
San Diego, CA 92121-2270

PSEG
80 Park Place
Newark, NJ 07102

Rialto Capital Advisors, LLC
as services for Blackstone
200 S. Biscayne Blvd, Suite 3550
Miami, FL 33131

Rite Aid/Genovese Drug Stores, Inc.
80 Marcus Drive
Melville, NY 11747

SIG CRE 2023 Venture LLC
c/o Holland & Knight LLP
31 West 52nd Street
New York, NY 10019

Signature Bank
68 South Service Road
Melville, NY 11747

Snow XNY
PO Box 414
Islip, NY 11751

Starbucks Corporation
Attn: Property Management Department
Starbucks Store #13631 2401 Utah Avenue
Seattle, WA 98134

Toby Cornell
c/o Cannon Cochran Management Services,
550 W Van Buren Street, Suite 1200
Chicago, IL 60607-1609

US Small Business Administration
2 North Street, Suite 320
Birmingham, AL 35203

US Small Business Administration
Attn: Jeffrey H. Schervone, Esq., Attorn
Office of General Counsel - NY District
New York, NY 10278

Visionary Properties, Inc.(Vision Works)
175 E. Houston Street
San Antonio, TX 78205

Webster Bank
FKA - Astoria Federal Savings Bank
One Astoria Bank Plaza
New Hyde Park, NY 11042

West Marine Products, Inc.
Attn: Real Estate Department
500 Westridge Drive
Watsonville, CA 95076

**United States Bankruptcy Court
Southern District of New York**

In re Alrose Patchogue, LLC

Debtor(s)

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Chapter

11

CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for Alrose Patchogue, LLC in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

May 14, 2024
Date

/s/ Dawn Kirby

Dawn Kirby

Signature of Attorney or Litigant
Counsel for Alrose Patchogue, LLC
Kirby Aisner & Curley LLP

700 Post Road
Suite 237
Scarsdale, NY 10583
(914) 401-9500 Fax:
dkirby@kacllp.com